

TRUSTEES' SALE 6/21

By virtue of the appointment of Gordon M. Cooley and Judson R. Wood as Trustees for the purpose of sale; and the power of sale granted by a Decree of the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, in a proceeding known as Cynthia Lou DeMambro vs. Larry Allen DeMambro, No. 34037 Equity, dated March 21, 1984, the Trustees will offer for sale at the subject property, 11526 Fingerboard Road, Monrovia, Maryland 21770, on July 10, 1984, at 1:00 o'clock P.M., all of the herein described real estate, together with improvements thereon, known as 11526 Fingerboard Road, Monrovia, Maryland 21770, situate, lying and being in the New Market Election District No. 9 of Frederick County, Maryland, and being more specifically described as: Lot 1, Section 2, Wilcom Sub-division, as per plat recorded in Plat Book 16, folio 142, one of the Plat Records in the Office of the Clerk of the Circuit Court for Frederick County, Maryland, and more fully described in Liber 1045 at page 711, one of the Land Records of Frederick County, Maryland.

Being all the same real estate which was conveyed unto Larry Allen DeMambro and Cynthia Lou DeMambro, his wife, as Tenants by the Entirety, by deed dated March 30, 1978, and recorded in Liber 1045 page 711, containing approximately one (1) acre of land, more or less, with the improvements thereon.

Improvements: Subject property is a wooded lot and is improved with a brick, three (3) bedroom rambler on a wooded lot. The dwelling contains on the main level a living room, dining area with fireplace and adjoining patio, country kitchen, three (3) bedrooms and two (2) full baths and family room. The basement is completely finished with a recreation room with wood stove, a full bath and one (1) bedroom, as well as large storage closet. The property is heated by an oil fired forced air furnace and contains central air conditioning and wall to wall carpeting on main level. The basement floor is covered with no-wax tile. A two (2) car garage is attached to the dwelling.

The property is also improved with a 30'x28' two (2) story barn containing partially finished space in the second story for studio, office or play area and a two (2) car garage below.

The property is serviced by private well and septic system.

Trustees reserve the right to accept or reject any or all bids.

Terms of Sale: A deposit of 10% of the purchase price will be required of the Purchaser on the date of sale and the balance of said purchase price to be paid at settlement which shall occur within five (5) days after ratification of sale by the Circuit Court for Frederick County, Maryland. The unpaid balance will bear interest at 9 1/2 % per annum from the date of sale to date of settlement. All State and County real estate taxes and other public charges will be adjusted to the date of settlement. All costs of conveyancing, including deed, documentary and transfer taxes are to be at the expense of the purchaser. The existing mortgage to Farmers and Mechanics National Bank will be paid and released from the proceeds of settlement. In case of default by Purchaser in a sale reported to the Court, after notice, the property may be resold at the risk and expense of such Purchaser.

Gordon M. Cooley, Trustee
26212 Ridge Road
Damascus, Maryland 20872
253-5115

Judson R. Wood, Trustee
120 West Church Street
Frederick, Maryland 21701
253-2203

Trout Auctioneers, Inc.
15 North Court Street
Frederick, Maryland 21701
663-1555

ACKNOWLEDGMENT OF PURCHASER

I/we do hereby acknowledge that we have purchased the real estate described in the advertisement attached hereto at and for the sum of 98,000.00 NINETY-EIGHT THOUSAND Dollars (\$98,000.00)

the sum of NINE THOUSAND EIGHT HUNDRED Dollars (\$9,800.00) having been paid this date and the balance of EIGHTY-EIGHT THOUSAND TWO HUNDRED

Dollars (\$88,200.00) being due and payable at the time of final settlement and we do further covenant and agree that we will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS our hands and seals this

10th day of July, 1984.

Cynthia Lou DeMambro
Purchaser

Purchaser

James A. Trout 7/10/84
Witness

EXHIBIT 2

Filed July 20, 1984